

Prepared By and
After Recording, Return To:
The Stroud Law Firm, P.C.
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File# 12-3031

Grantors Mailing Address: 1000 Sutton Place #722, Horn Lake, MS
Grantors Telephone Numbers: Home: 662-781-3378 Work: N/A 38637

Grantees Mailing Address: 6945 Ginwood Cove, Walls, MS 38680
Grantees Telephone Numbers: Home: 901-258-8314 Work: N/A

Indexing Instructions: Lot 21, Section "C", Poplar Forest Subdivision, Section 25, Township 1 South, Range 9 West, Plat Book 53, Page 28, DeSoto County, Mississippi.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **James Murphy and Sarah Murphy, who joins in this instrument solely to convey any homestead rights that she may have in and to the herein described property by virtue of her marriage to James Murphy, does hereby Grant, Bargain, Sell, Convey and Warrant unto Brian Hutchison, an unmarried man, the following land and property located and situated in DeSoto County, Mississippi, described as follows, to-wit:**

Lot 21, Section "C", Poplar Forest Subdivision, located in Section 25, Township 1 South, Range 9 West, as shown on plat of record in Plat Book 53, Page 28 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The above described property is subject to the zoning regulations of DeSoto County, Mississippi, and air, water, pollution, and flood control regulations imposed by any governmental authority having jurisdiction over same. The conveyance is subject to those building restrictions and

James Murphy
Sarah Murphy

protective covenants recorded in Plat Book 53, Page 28, on file in the office of the Chancery Clerk of DeSoto County, Mississippi, and which are incorporated herein by this reference.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the pro-ration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid. The Grantee will be responsible for paying the property taxes due January 1, 2013.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 31st day of May, 2012.


James Murphy


Sarah Murphy

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named, James Murphy and Sarah Murphy, who severally acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL, this the 31st day of May, 2012.


NOTARY PUBLIC

MY COMMISSION EXPIRES

